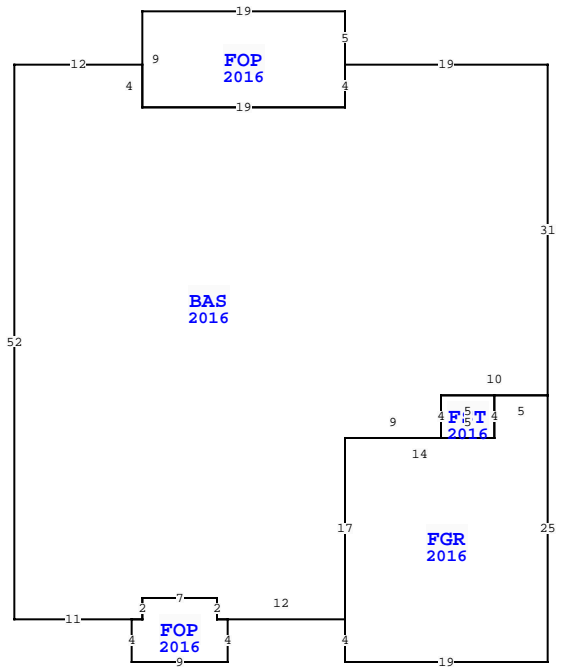




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	60
Interior Floo	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	100	
Bathrooms	2	100	
Frame	02	WOOD FRAME	100
Stories	1.	1. 100	
Units	0	0 100	
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4041.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,147	100	2016
FGR	419	55	2016
FOP	50	30	2016
FOP	171	30	2016
FST	20	55	2016
TOTALS	2,807		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,454	107.7120	142.18	348,910	2016	2016	0	0	4.00	96.00
1 SNGL FAM - 100% - 2017 Heated Area: 2147 HX Base Yr 2017											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			334,954
TOTAL MARKET OB/XF VALUE			56,830
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			476,784
SOH/AGL Deduction			171,668
ASSESSED VALUE			305,116
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			254,394
TOTAL JUST VALUE			476,784
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			452,736

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1701362	SCRN ENCLSR	25,556	03/01/2017
1700647	SWIM POOL	40,000	01/01/2017
B1531414	CO ISSUED	0	05/03/2016
B1531414	NEW CONSTR	0	11/12/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2785/195	4/29/2025	LE U	I	I	11	100

GRANTOR: SANFORD NEIL J & AUDREY  
GRANTEE: PAWLIKOWSKI CHRISTO  
2049/1315 5/25/2016 WD Q I 01 273,400  
GRANTOR: SEDA CONSTRUCTION COM  
GRANTEE: SANFORD NEIL J & AUDREY

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	588.00	SF	5.20	5.20	100	2016	2016	3	95	2,905	
2	0810	CONCRETE A	0	100	0	63.00	SF	6.50	6.50	100	2016	2016	3	95	389	
3	0861	POOL GUNIT	0	100	0	348.00	SF	85.00	85.00	100	2017	2017	3	81	23,960	
4	0911	SCRN RM A	0	100	0	1,225.00	SF	17.50	17.50	100	2017	2017	3	74	15,864	
5	0855	CONC PAVER	0	100	0	877.00	SF	7.00	7.00	100	2017	2017	3	96	5,893	
6	0476	VF 6 SBPL	0	100	0	138.00	LF	32.00	32.00	100	2017	2017	3	90	3,974	
7	0470	VNYL GATE	0	100	0	2.00	UT	300.00	300.00	100	2017	2017	3	90	540	
8	0462	ST/AL FNC	0	100	0	408.00	SF	10.00	10.00	100	2017	2017	3	81	3,305	
TOTALS															56,830	

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							